## Cover Sheet for:

## Site Plan 8-98001F

**Project Application** 



## Development Review Division Montgomery County Department of Park and Planning Maryland-National Capital Park and Planning Commission

Effective: September 1, 2004

8787 Georgia Avenue Silver Spring, Maryland 20910-3760

www.mc-mncppc.org/development

Phone 301.495.4595 Fax 301.495.1306

SITE PLAN APPLIC	ATION		整体 医自己的 数人 人名英格兰
	☐ New App	lication	ス・ス・ス・ス・ス・ス・ス・ス・ス・ス・ス・ス・ス・ス・ス・ス・ス・ス・ス・
	AN APPROXIMENT OF THE PROPERTY		
File Number	- <del>  </del>	attach worksheet)	- AA
Date Application Received		Received by	4/4
MCPB Hearing Date	N/A DRC	Meeting Date	
Reviewer's Name	<u> </u>		
requires more s <sub>i</sub>	not be accepted for review unless all requested, attach a separate sheet. See Site	Plan Submission Negarements	
ite Plan Name: <u>Clarksbu</u>	<u>rg Town Center - Phase l</u>	A	Acres: <u>28.45 Ac</u>
	- \ i - to d with the plan /9 die	ite)	
A. <u>160203391141</u> B. <u>1</u>	60203391152 C. <u>1602033</u>	<u>911630</u>	
F G	60203391152 C1602033 H	l,	J
acation: (Complete either A	or B)		•
O Clarinate enter A	, 250	feet North of C	larksburg Square Rd.
. On Clarksburg RD.	eet Name	(N,S,E,W etc.)	Nearest Intersecting Street
guadrant, interse	eet Name ection ofStreet Nar	and	01-11-1
quadrant, interse (N.S.E.Wetc.)	Street Nar	ne .	Street Name
ubdivision Information: (Co	omplete either A. if located within	a recorded subdivision, or	D)
- 4 - 1 1 2	Disale EF	Subdivision Clarks	burg Square Road
. tot 14 1114 10	folio; Parcel Liber _	Folio : Parcel	Liber Folio
			•
pplicant (Owner or Contract	•	leen Dwelley	
Miller & Smith Name		Contact Person	
8401 Greensboro Dri	ve Suite 300		
Street Address	<del></del>	. 2210	ว
McLean	Virginia		Zip Code
City	•	State	<b> </b>
(703) 821-2500 ( Telephone Number Fax	703) 821–2040 Number E-mail		
			•
Developer (If different from Ap	plicant above)	_	
	Tim 1	Richmond	
Newland Communities		Contact Person	
Name 23330 Frederick Roa		, ,	
Street Address		2087	' '1
Clarksburg	Maryland		Zip Code
City	(00:) 5/0 03/5	State	Zip Code
(301) 540-9763	(301) 540-9765		
Telephone Number Fax	Number E-mail		
ngineer			
	S Associates Tro	Les Powe	211
	& Associates, Inc.	Contact Person	
Name	Suite 300	<del></del>	
1751 Elton Road, Street Address	,		
Silver Spring.	Maryland		20903
City		State	Zip Code
(301) 434-7000	(301) 434-9394		
	Number E-mail		

Architect	Arc	hit	teçt
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	N/A				·						
Name			<u> </u>		Contact	Person					
Street Addre	ess								·		
City				<del></del>		State			Zi	p Code	
Telephone N	lumber	. Fax	Number	E-ma	ail				<del></del> _		
Landscape	Architec	t									
Charles	P. John	nson & A	ssociat	es, Inc.							· ——
Name					Contact	Person					
1751 E1 Street Addre	ton Road	1, Suit	e 300								
	Spring,	Mary	land		20903	<del></del>			<del></del>	ip Code	
City	34-7000		,	(301) 434-	-9394	State					
Telephone N		Fax	Number	E-ma	ail						
Attorney								٠.			
	N/A									<u> </u>	
Name		-			Contac	t Person					
Street Addre	ess										
City					<del></del>	State -				ip Code	
Telephone N	Vumber	Fax	Number	E-m	ail		<del></del>				
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		-ti (C	on Cito Dia	n Cuhminsian	Poquiremen	its section 5)					
				an Submission				☐ Other			
Method of I	Developme	ent: US	lanoaro	u Cluster u		TDRs, #				xample	10-6222)
<del></del>				1	<del></del>	<del></del>	$\sqcap$		Other		# of
Zoning	Overlay Zone	Acres	Develop- ment Type	Existing Resid'l du/	Retained Resid'l du/ Comm'l sf	Proposed Resid'l du/ Comm'l sf	*	MPDU	Affordable Housing	# of Lots	Out-
			Code	Comm'l sf	Continue	Committee	<del>├</del>			-	<del> </del>
	L	28.45		Yes		<del></del>	-			3	NA
RMX-2			<b></b>	<del> </del>	<u> </u>	<del></del>	<u>├</u>				
10,12 2			- <del></del>								<u> </u>
<del></del>	<del></del> -									<u> </u>	
		<del> </del>		<del> </del>	<del> </del>						
		<del></del>		<del> </del>	<del> </del>	<del>                                     </del>				]	
		<u> </u>	Total	<del></del>	<del> </del>	<del> </del>	1.				
Total p	olan acres		Resid'l	$\sqrt{3}$ EX. Lot	\$					<u> </u>	<u> </u>
<del></del>	··········		Total	Amendmend	hent for !	House locat	ion o	nly no	lots af	ecte	d
		+ 6.7	Comm'l	umber of dive	lling units alle	owed by zoning	1 1	<del>                                     </del>	<u> </u>		
		[V	iaximum r	intinet of time	ining urints and	Owed by Zonni					
Areas Ded	icated to					<del></del>	<del></del>	<u> </u>	<del> </del>	<b>T</b> - 4 = 1	· 
Road F		Other F		Schools		Parks		Other		Tota	<u></u>
PRI	EVIOUSLY	Dedica	ated				<u> </u>				<del></del>

Previous Plan Submittals: (en				_		
Zoning case:		ate granted	!!	Ca	se No.	G - NONE
Approved Development P Approved Schematic Dev	1.1	ate granted		Ca	ise No.	DPA - NONE
Special Exception:	Ď	ate granted		Ca	se No.	<u>NONE</u>
Variance:				Ca	se No.	A- <u>NONE</u>
NRI/FSD Name:	Clarksburg	Tôwn Cent	er	Fil	e Number	
Project Plan Name:	Clarksburg	Town Cente	er	Fil	e Number	9- 94004
Pre-Application Name:				Fil	e Number	7
Preliminary Plan Name:	Clarksburg	Town Cente	er	Fil	e Number	1- 95042
Previously Approved Site	Plan Name: C	larksburg 1	Cown Center	Fil	e Number	8- <u>98001c</u>
Planning Board Opinion D		=		<del></del> -		
Status: 🗅 Void 🗅 E	Extended to (date)	//		thdrawn 🖟	Amended	by this application
If Record Plat recorded, e	nter M-NCPPC re	cord plat book	& page numbers	s:	22367	<u>11/19/0</u> 2
Is this site plan being reviewed	d concurrently with	n? Proje	ect Plan 🚨 Ye	s, 9	<del></del> ·	<b>☑</b> No
		Prelimina	ary Plan 🔲 Ye	s, 1		⊠ No
Has the applicant had any pre					Yes meeting(s)	<b>☑</b> No :/
Is this site plan application a "		-:-		۵	Yes	<b>☑</b> No
Is the property in the Location	al Atlas and Index	of Historic Sit	es?		Yes	🛛 No
Is the property in the Master P	lan for Historic Pr	eservation?			Yes	<b>∑</b> No
Is the property in an incorpora	ted municipality?	☐ Yes,				No No
Is the property in a special tax	ing district?	🗅 Yes,	<u> </u>	<del> </del>		K) No
Stormwater management con	cept plan approva	ıl date:			_	
Electric service provided by:			Allegheny F	Power D	BG&E	☐ PEPCO
Requested Waivers: (if any)			·			
Parking Waiver						
Zoning Ordinan	ce Section 59-E-	<u> </u>	<del></del>			
Description of v	vavier request:		<u> </u>			
					<u></u>	
☐ Other Waivers	0					
	ce Section 59 vavier request:					
Signature of Applicant (Own	er or Contract Pu	rchaser)	,			
$/$ $\sim$ $\sim$	$\langle \cdot \rangle$	110			12/03	Jo4
Signaturé	TW.	<del> </del>			ate	י טוּ
COLLEN &	water					

→ Supplementary Information:

Name (Type or Print)

## Checklist

See	Subm	ission Requirements for more details about the items below:	No. Copies	Engineer/ Surveyor	M-NCPPC Staff
1.	Gene	eral Information		Submitted or Waived By	Accepted or Not Accepted
٠.	1.1	Complete application form and checklist	1 1		V /
	1.2	Complete fee schedule and worksheet	. (1)		V
	1.3	Copy of proposed or approved Preliminary Plan and/or previous Site Plan and their opinions (59-D-3.21), Certified Development Plan, County Council resolutions for rezoning cases and Development Plans; Board of Appeals resolutions for Special Exceptions and variance, if applicable	1		
	1.4	Copy of Town Sector Supplementary Plan, if applicable			\
	1.5	Government agency agreement or equivalent, (59-D-3.21), if applicable	1		
	1.6	Executed covenants for Optional Method Zoning Application (59-H-2.54(d)), if applicable	. 1		
	1.7	Local Area Map, at 1" = 200', showing area within 1,000' of site			/
		a. Topography at five-foot contour intervals, including landfills.			·/
		<ul> <li>All existing buildings and structures.</li> </ul>			1 /
		<ul> <li>Highways, streets, and private roads including grades, mediar breaks, and curb cuts.</li> </ul>	1		
		<ul> <li>d. Master-planned ROWs and easements affecting the site.</li> </ul>	].	İ	
		<ul> <li>e. Any natural features, e.g. rock outcroppings or scenic views not included in the NRI/FSD.</li> </ul>			\ <u></u>
	1.8	Copy of approved Natural Resources Inventory/Forest Stand Delineation	1		
	1.9	Plan of proposed development titled "Site Plan", at 1" = 30', showing the following (unless waived by the Planning Director at time of application as being unnecessary because of the limited scope of the proposal) and addressing all conditions of prior approvals:	25 TUH 25 TUH 26 US		SITE GUEZ
		a. Vicinity Map, at 1" = 2,000' (shown on Site Plan)			
		b. The location, height, ground coverage and use of all structure	s		(
		<ul> <li>c. Data table showing proposed development data compared to requirements of the Zoning Ordinance, master plans, development plan, preliminary plan or supplementary plan, as applicable (see examples)</li> </ul>			
		<ul> <li>Table showing recreation facilities computations, including of site facilities for which credit is sought (see example)</li> </ul>	f-		
		e. TDR and MPDU calculations, if applicable (see example)			
		<ul> <li>f. The location of all green areas, including recreational areas, natural feature preservation areas, community open space areas, and other open spaces</li> </ul>			
		g. The location of all public schools, parks, and other communit recreational facilities, indicating the location and use of all lar to be dedicated to public use	ry nd		

No. Engineer/ M-NCPPC

			Copies	Surveyor	Staff
	h.	The location and dimensions of all roads, streets, driveways, parking facilities, loading spaces with dumpster locations, points of access to surrounding streets, easements, pedestrian walks, bike and sidewalk connections to off-site network, proposed road sections for stream crossings including conveyance through section			
	i.	A grading plan		· · · · · · · · · · · · · · · · · · ·	
	j.	The location of all sewer, water, gas, electric, telephone, and storm drainage lines; all easements and rights-of-way, existing or proposed; all off-site utility connections and all utility structures (on a separate drawing if necessary)			
	k.	Adjacent property information within 100'; including zoning, location, height and use of structures, and other site features			
	١.	Applicant's signature block			
	m.	Graphic scale			
1.10		e Plan composite sheet for Civic and Homeowner Associations tributions	20	·	
1.11	(inc	Landscape Plan, so titled, showing all man-made features cluding storm drainage system and street light poles) and the lation, height or caliper, and species of all plant material to be eserved, transplanted, or planted; including R.O.W. plantings do off-site plantings pursuant to Final Forest Conservation Plan	3		
1.12	driv and	exterior Lighting Plan, so titled, including all parking areas, veways and pedestrian ways, and including the height, number, d type of light fixtures, and a diagram of light distribution aracteristics with photometrics	7		
1.13	Lis	st of adjacent and confronting property owners, presented in informity with the Planning Board's noticing requirements	1	 	
1.14	Gra and	ading feasibility study of MCPS school sites to be dedicated, d certification of environmental acceptability	2		
1.15	su	nal Forest Conservation Plan and Worksheet, including tree rvey of 6" diameter and greater trees within 25' either side of the nit of disturbance	2		
1.16	1"	proved Stormwater Management Concept Plan, so titled, or = 30' (or approved plan for off-site SWM), including MCDPS proval letter	3		
1.17	Pro	oposed Storm Drainage Area, so titled, at 1" = 30', and mputations, if separate drawing	3	<u></u>	
1.18	Pro tre	oposed Sediment Control Plan, so titled, at 1" = 30', including ee protection measures, if separate drawing	3		<u> </u>
	str an	chitectural schematic plans and elevations for buildings and uctured parking, identifying height, general description, phasing d signage, as required by staff			<u> </u>
1.20	Do tra	ocuments required by prior approval conditions (i.e. noise study, iffic study)	11		
1.21	CO	OF image of the proposed composite Site Plan and the mposite Landscape/Lighting Plan; related approved Preliminary an and/or Development Plan; approved NRI/FSD if Preliminary an not required for this Site Plan application	1		
				*	

Engineer/

	4 34 8 00	Surve	OI		
POST- APPROVAL SUBMISSION	!				
The following items will not be submitted until after the site plan is approved, but should be submitted to the Development Review Division prior to the submission of the record plat application(s) in order to assure timely recordation of the final record plat.			1		
Signature Set Submission		<u> </u>	<del>}</del>	<del>  \</del>	<del></del>
Final site development and grading plan, including development program (signed by applicant)	3			1	
Final landscape and lighting plan (signed by applicant)	3	<u> </u>			<b> </b>
Final architectural plans, including FAR calculations, if required (signed by applicant)	11				!
Final structure parking plans, if required	11	L			
Final phasing plan, if required	1				· 
Site Plan Enforcement Agreement (original signature)	1				
Homeowner association documents (final draft)	11				
Copy of engineer's certificate for design of private streets, if required	1	1			
Other agreements (original signature)	1	\\			
Digital copy of M-NCPPC signature set approval in PDF format	1				

Signature of Engine	eer/Surveyor		
	L) ell		
Signature		,	
JE3	FOWELL		· .
Name (Type or Print)			

12/03/04

Date